



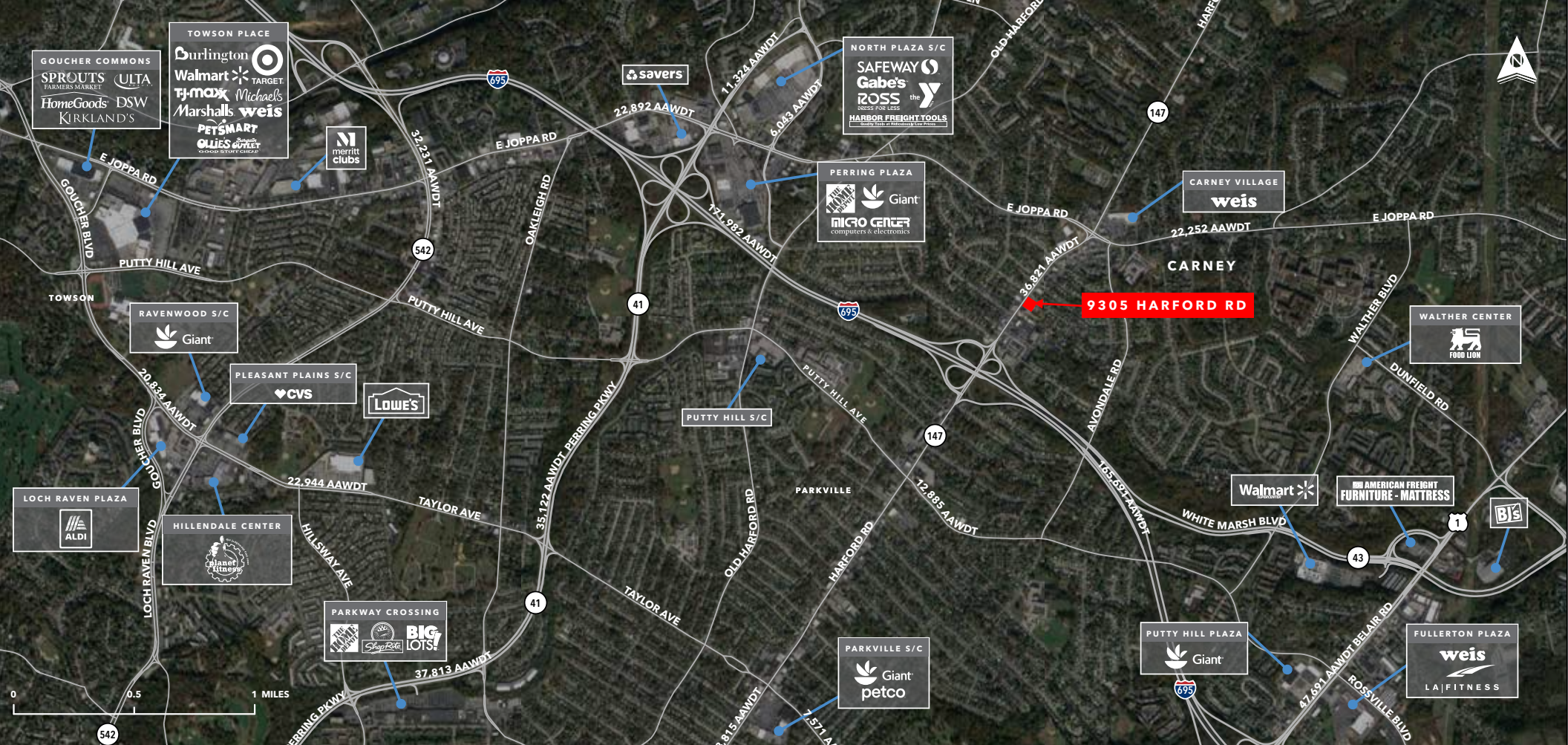
# 9305 HARFORD ROAD

BALTIMORE, MD 21234







**10,216 SF RETAIL SPACE AVAILABLE**





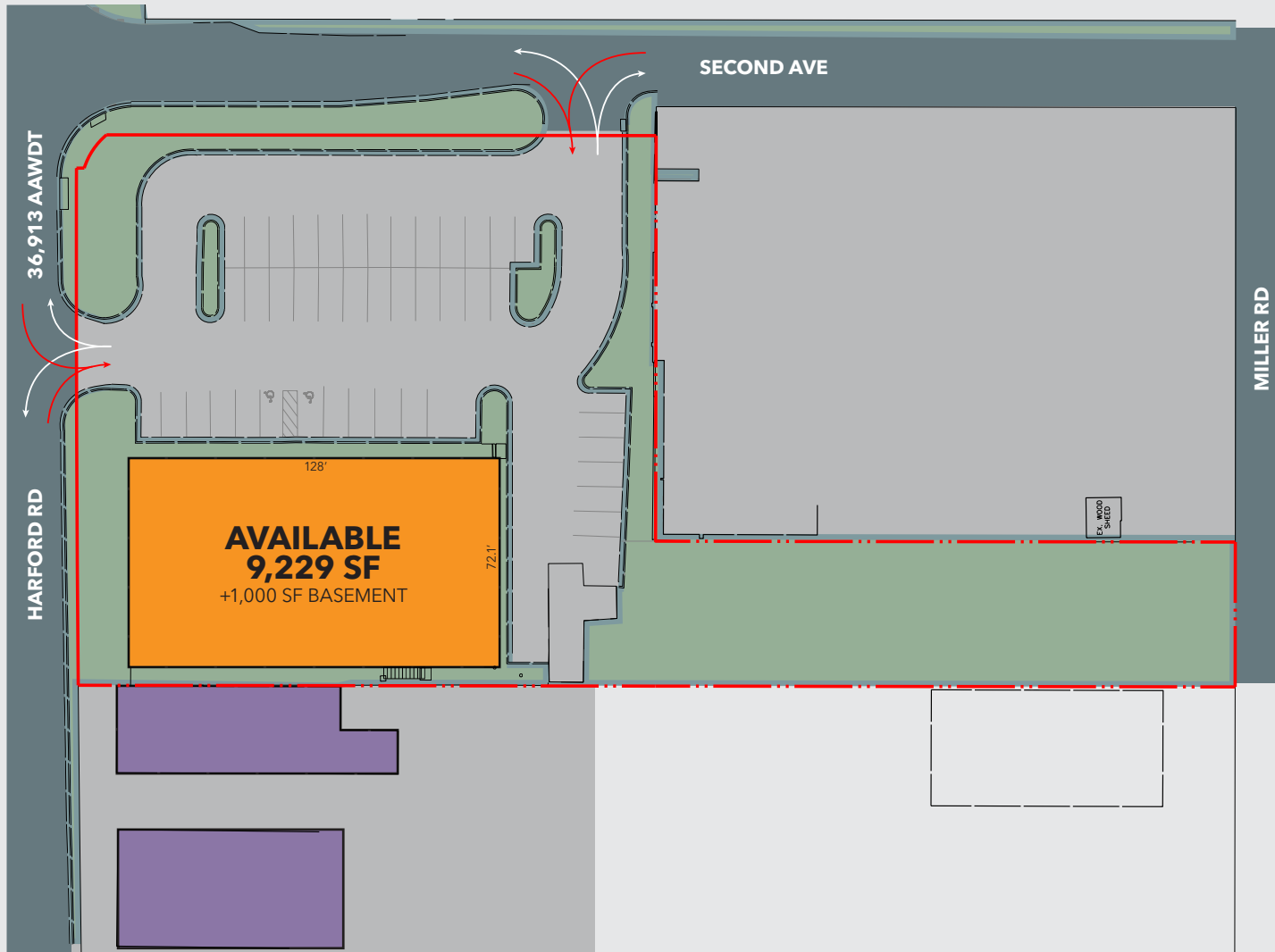
## 2023 DEMOGRAPHICS

	 TOTAL POPULATION	 DAYTIME POPULATION	 AVERAGE HH INCOME	 BACHELOR'S/GRAD/PROF DEGREE
1 MILE	16,688	13,216	\$98,931	45.3%
3 MILE	128,698	98,772	\$105,349	48.0%
5 MILE	308,876	272,724	\$106,309	47.7%

## PROPERTY HIGHLIGHTS

- High visibility location at the intersection of Harford Road and 2nd Ave in Parkville, MD
- 1/4 mile from I-695 on-ramp
- Available 9,216 sf of retail + 1,000 sf basement storage
- Lot size 0.86 acres ±
- Zoning: BM AS (Business major automotive service)
- Traffic count 35,540 AADT (Harford Rd)
- 44 existing parking spaces
- Rental rate: \$175,000/yr., NNN
- Real estate taxes \$2.54 psf (2021-2022)



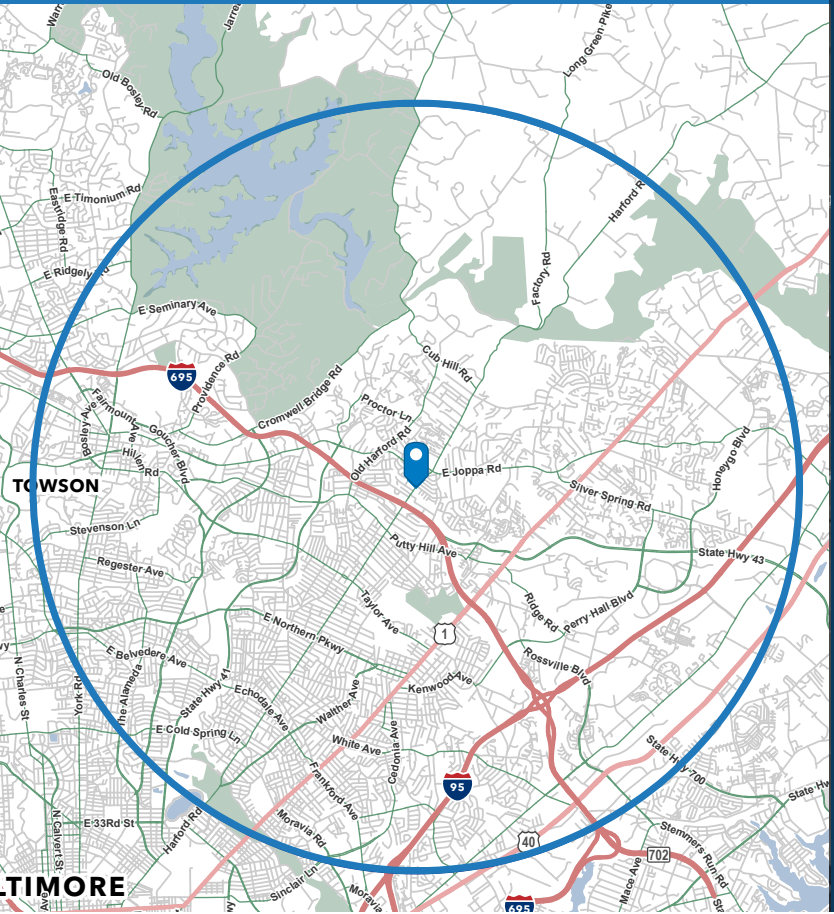




# BALTIMORE, MD

## DEMOGRAPHIC PROFILE (2023)

9305 Harford Rd  
5 mile ring



### KEY FACTS

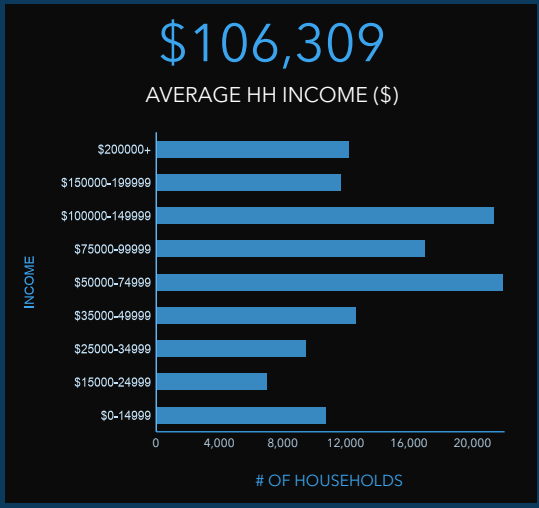
<b>308,876</b> Population	<b>39.2</b> Median Age	<b>123,613</b> Households
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	<b>\$75,265</b> Median Household Income
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	<b>\$42,619</b> Per Capita Income
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### EDUCATION

 <b>23%</b> High School Diploma	 <b>23%</b> Bachelor's Degree	 <b>17%</b> Graduate/Professional Degree
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### BUSINESS

 <b>10,908</b> Total Businesses	 <b>272,724</b> Daytime Population	 <b>720</b> Food Srv & Drinking Places
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### TAPESTRY SEGMENTS

**5C** Parks and Rec  
20,395 (16.5%) of households

These practical suburbanites have achieved the dream of home ownership. They have purchased homes that are within their means. Their homes are older, and town homes and duplexes are not uncommon. Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Neighborhoods are well established, as are the amenities and programs that supported their now independent children through school and college. The appeal of these kid-friendly neighborhoods is now attracting a new generation of young couples.

- This is a financially shrewd market; consumers are careful to research their big-ticket purchases.
- When planning trips, they search for discounted airline fares and hotels and choose to vacation within the US.
- These practical residents tend to use their cell phones for calls and texting only.

**8C** Bright Young Professionals  
13,696 (11.1%) of households

Prosperous domesticity best describes the settled denizens of Pleasantville. Situated principally in older housing in suburban areas in the Northeast (especially in New York and New Jersey) and secondarily in the West (especially in California), these slightly older couples move less than any other market. Many couples have already transitioned to empty nesters; many are still home to adult children. Families own older, single-family homes and maintain their standard of living with dual incomes. These consumers have higher incomes and home values and much higher net worth. Older homes require upkeep; home improvement and remodeling projects are a priority—preferably done by contractors. Residents spend their spare time participating in a variety of sports or watching movies. They shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes.

- Not cost-conscious, these consumers willing to spend more for quality and brands they like.
- Prefer fashion that is classic and timeless as opposed to trendy.
- Use all types of media equally (newspapers, magazines, radio, Internet, TV).

**12A** Family Foundations  
9,908 (8.0%) of households

Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable; little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.



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